



THE STORY OF

The Hideaway

Haddiscoe, Norfolk

SOWERBYS

S

THE STORY OF

The Hideaway

Thorpe Road, Haddiscoe,
NR14 6PP

Highly Individual Single Storey Home

2,000 Sq. Ft. of Varied Accommodation

Versatile and Low Maintenance

Extraordinary 1.3 Acre Plot (STMS)

Impressive Array of Outbuildings and Stables

Attached Garage

Bright and Spacious Receptions

Three Double Bedrooms

Highly Desirable Location

Peaceful Village Setting

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“Tranquil, secluded and homely.”

Hidden within an extraordinary plot and boasting varied and versatile accommodation, The Hideaway is a highly individual home offering the flexibility to accompany the most fulfilling of way of life within a desirable and peaceful village. Arranged over a single story, almost 2,000 sq.ft. of charming accommodation is complemented by an impressive array of outbuildings, including stables, ready to serve any number of lifestyle requirements.

Amongst the receptions, bright and fresh interiors bask in reams of natural

light, with windows adorned offering tranquil views of the impeccable garden enveloping this home.

The many traditional receptions interact well with the kitchen, being complemented by the utility/boot room, and the dining room leading to the splendid conservatory, an idyllic place to soak up the panoramic garden views after entertaining friends and family.

The generous living room houses a wood-burning stove and ensures a welcoming embrace no matter the weather.





The bedroom wing is neatly arranged, with three generous double bedrooms, each of which benefit from large built-in wardrobes. The principal bedroom enjoys a well-appointed en-suite, whilst the two further bedrooms are served by the large family bathroom.

Undoubtedly, one of the finest features of this home is the remarkable plot.



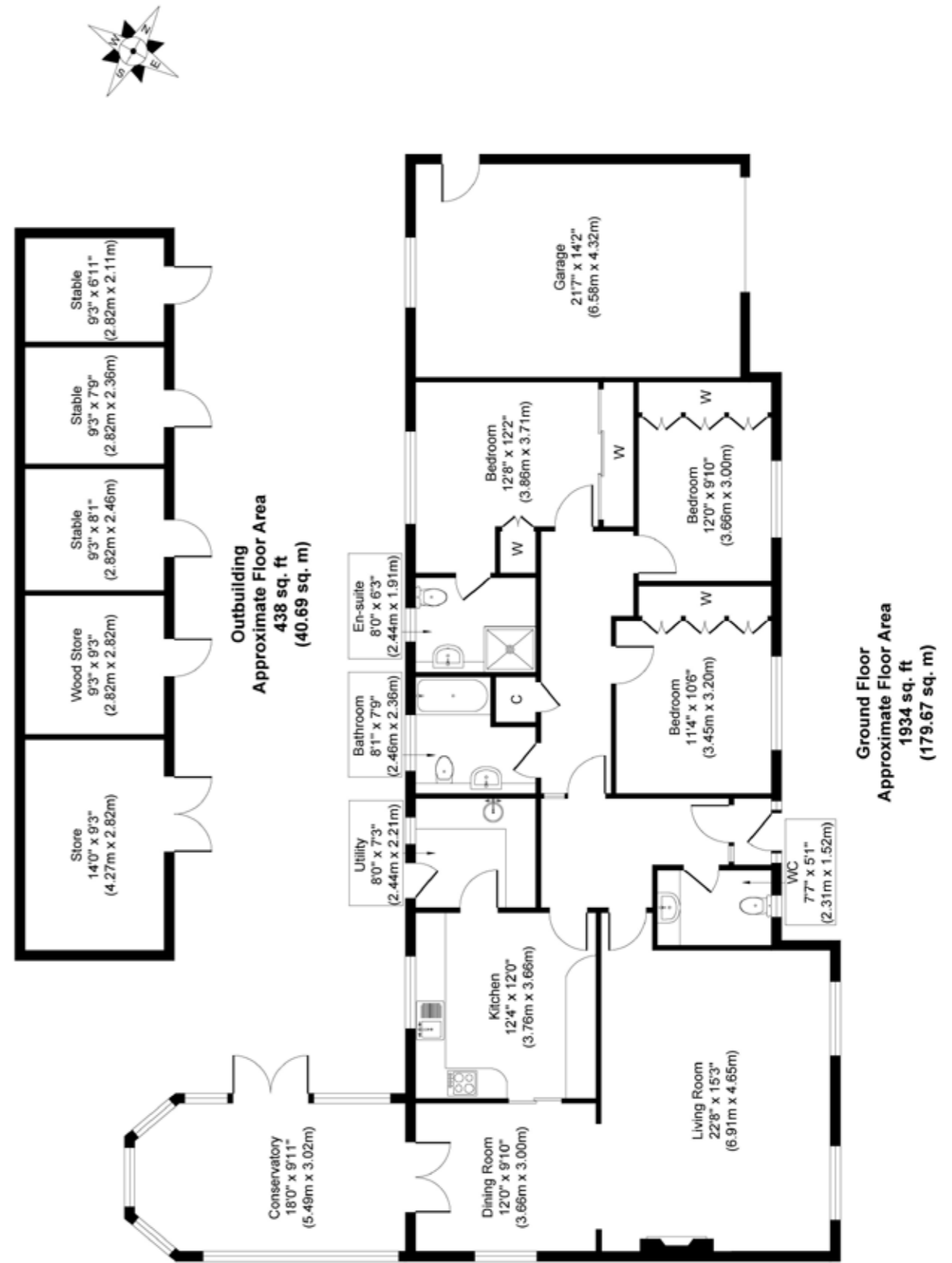
Stretching to 1.3 acres (STMS) and boasting an array of features and practicalities, it truly is an enchanting space in which a family can thrive alongside a special home. The long driveway grants excellent privacy to the plot and bespoke iron gates reveal the large driveway complemented by the integrated garage.



An expanse of well-tended lawn is interspersed with mature trees and even an area of thriving fruit trees, whilst the sprawling sun terrace makes for an idyllic spot to decompress and enjoy the natural surroundings.

“Sit in the garden room, watching the birds and wildlife.”

Two greenhouses can be found in addition to the impressive run of outbuildings consisting of two large stores and three stables. The large paddock area to the plot means that equestrian requirements are well-accommodated at this delightful home.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Haddiscoe

IN NORFOLK
IS THE PLACE TO CALL HOME



The village of Haddiscoe offers primary school, church, active village hall and a local public house.

a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

The neighbouring market town of Loddon is approximately 5 miles away and offers secondary schooling, day to day shops, post office, doctors and dentist.

To the south is the bustling market town of Beccles where again many day to day shops can be found, as well as a supermarket and a railway station. To the north is the Cathedral city of Norwich which has a beautiful heritage, vibrant night-life, sophisticated shopping and mouth-watering restaurants.

This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses,



A historic photograph of the nearby city of Norwich



SERVICES CONNECTED

Mains water and electricity. Private drainage to Klargester.
Heating via oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8308-9472-5729-1207-1143

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: [//regulates.compiled.bluntly](https://www.what3words.com/?q=//regulates.compiled.bluntly)

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL